

usually two per cent. For urban land the vote is 4 per cent. . . .

'If there are no cogent reasons against it, the tenant may, with the approval of the Fund, transfer his rights to someone else, either by sale or by sub-lease; he may likewise mortgage rights on the land or dispose of them in favour of his heirs. This form of lease approximates, therefore, to the rights of disposal exerted by an owner of land proper.'

'A little over 80 per cent. of Jewish villages in Israel are established on National Fund Land. This system of nationalisation has thus become the basic form of land ownership in the country. The results of the development are that settlers have security of tenure and are interested in the improvement of their holdings; sizes of farms—about 2½ hectares for irrigated farms and 10 to 12 for unirrigated—are more or less equal; the use of the land is controlled; and the accumulation of land into big estates is impossible.

'The nationalised form of tenure in Israel finds its expression in the social organisation of the new villages and settlements in Israel (when I speak of new, I mean the development over the past 40 to 50 years). The social organisation is again an original device to cope with a particular problem: the settlement of an essentially urban people, lacking in capital, skill or experience in agriculture, on a land which had wasted from neglect. The forms of settlement chosen on National Fund land were all of a collective or co-operative type. These settlements range from the commune in its simplest form, that is, the *Kibbutz* in which the means of production are commonly owned and where there is a common household, to the *Moshav* type of settlement in which buying, marketing and agricultural machinery only are co-operatively organised.

'In some types hired labour is barred, in others it is allowed. The basic factor common to all, however, is the existence of co-operative forms of organisation to a greater or lesser degree.

'These various forms of settlement are all, of course, of a voluntary nature—the State has no rights of ownership or control in them. Many are still, to some extent, in a flexible stage—while the broad lines are laid down, there is a constant creative experimentation towards new and perfected forms of social organisation in agriculture.'

SQUATTERS IN MALAYA

Responding to questions put by Mr. Stephen Martin, the following information has been supplied by Mr. Peter Monkhouse of the *Manchester Guardian* staff. It is based on a memorandum received from their correspondent in Malaya:

The policy of the Government of Malaya is to grant land-titles to all Chinese "squatters", who at present have no legal right to the land they have settled on. Some idea of the dimensions of this problem can be deduced from the fact that in Malaya about 500,000 Chinese "squatters" have either been resettled or are scheduled to be resettled—in order to group them together, so as to make it possible to afford them better police protection.

To give an idea of the factors governing the provision of land under "squatter" resettlement schemes I give below the data connected with land allocation to resettle squatters in the Johore State:—

(1) The bulk of the resettled Chinese "squatters" are not at present agriculturists in the sense that they depend economically on agricultural holdings. Most of them are rubber tappers who work on estates. This situation would, however, change greatly if the demand for Malaya's rubber should decline very considerably, and there would then be a greatly increased demand for agricultural land on the part of these "squatters".

(2) The land for their houses, and sometimes for small "kitchen garden" plots, is provided by the Government either by the alienation of Government land or by the Government acquiring land compulsorily for this purpose from private owners. The number of "house lots" for which leases will probably be granted in Johore State is 22,500.

(3) The Government's intention is to grant 21 year leases for the land allocated, but as the formalities for granting leases occupy a long time (in some cases up to one or two years) the procedure now in practice in Johore is the issuing of "Temporary Occupation Licenses" (TOLs) which are documents conferring legal right to the land but which can be revoked at very short notice. These "TOLs" are valid pending the conferment of the leases.

(4) The land rents payable for these TOLs—and presumably ultimately also for the leases—in Johore are fairly low, and are as follows:—

A Shophouse lot (*i.e.* big enough for the erection of a shophouse)—13 to 20 (Straits) dollars a year.

A House lot—5 to 10 dollars a year.

A Vacant Plot (presumably for garden)—2 to 5 dollars a year.

(5) In regard to the provision of *agricultural* land to resettled Chinese squatters in Johore State the problem has, as stated above, arisen only in comparatively few cases as yet. The conditions under which the Land Office of the Government allocates such land are, at present, as follows: Premium payable is ½ per cent of the capital value of the land for every year of the lease. Annual Rent is 3 per cent of the capital value of the land. Survey fees are 37 to 50 dollars for a plot up to 5 acres. More for larger plots. Charge for preparation of leases is 6 dollars. Agricultural leases are issued subject to good husbandry.

On Singapore Island the market site value of land increased by 30 to 40 per cent between 1949 and April, 1952. The increase between 1949 and Autumn, 1951, was more probably about 50 per cent. The fall in the price of rubber during the early part of 1952 has had its repercussions on land values which have since fallen.

The Operation of Land Value Rating in Various Countries. Being Paper No. 15 presented at the Seventh International Conference (1949) of the International Union for Land Value Taxation and Free Trade. 1s.

Rating and Taxation in the Housing Scene. By F. C. R. Douglas, M.A. 6d.

Land Value Rating. Theory and practice; a handbook for all interested in municipal finance and the rating question. By F. C. R. Douglas, M.A. 2s. 6d.